

Planning and Zoning Commission Actions

Regular Meeting Sept. 26, 2022

6:00 pm Call to Order	Chair Huggins, 6:00p.m.
Invocation	Jim Irving
Pledge of Allegiance	Chair Huggins
Roll Call	All present. Commissioners Leffall and Sharpe were present telephonically.
3.0 Call to the Public	No speakers were present during the call to the public.
4.0 Minutes	A motion was made by Commissioner Irving, seconded by Commissioner Robertson, that the Minutes for the September 12 th meeting be Approved. The motion carried by a unanimous vote.

Agenda Item 5.1:	<p>5.1 DISCUSSION AND ACTION</p> <p>PUBLIC HEARING: The Planning and Zoning Commission shall hear public comment regarding a Zoning Map Amendment to rezone approximately 325.93 acres, generally located at the southeast corner of N. Murphy Road and W. Farrell Road, within the City of Maricopa incorporated limits, from General Rural (GR) to Planned Area Development (PAD) as described in case # PAD22-08. The land is located in a portion of the West Half of Section 3, Township 5 South, Range 4 of the Gila and Salt River base meridian, Pinal County, Arizona. Discussion and Action.</p> <p>Derek Sheerer, Planner II, presented.</p> <p>Public Hearing opened at 6:11p.m. Public Hearing closed at 6:11p.m.</p> <p>Commissioner Yocum: Commented on the surrounding land uses around the subject site, and expressed that the project will fit in with the area. Commissioner Yocum expressed concerns regarding access, street design, and drainage as the project proceeds with subsequent permits and reviews.</p> <p>Commissioner Irving: had a number of questions. The Commissioner asked about the lot size standards in the proposed PAD and whether or not they will differ from the typical lot size standards of the current zoning district.</p> <p>Derek Scheerer: Clarified that the variation from standard lot size standards will be proposed under the PAD request and will not require a separate variance request.</p> <p>Commissioner Irving: Asked about the timeline for the completion of Farrell Road.</p> <p>Derek Scheerer: Answered by stating that the development of the road depends on the adjacent developments that will be required to construct their half-streets. He also stated the electrical easements and canals in the area may pose challenges to developments due to additional required improvements.</p> <p>Eduardo Raudales, City Engineer: Stated that the road will need the funding from all of the adjacent developments in order for CIP improvements to be conducted. He stated that the City's CIP division is currently working on plans for this project.</p> <p>Commissioner Irving: Stated that the Desert Sunrise High School expansion may create issues on Farrell Road as student capacity is increased.</p> <p>Commissioner Frank: Asked what the timeline for Farrell Road improvements will be.</p> <p>Eduardo Raudales: Stated that the City will have to work with MSIDD and Volkswagen, and that it may be around two (2) years before the City will be able to have designs ready and begin improvements.</p>
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	<p>Commissioner Frank: Expressed concern on the land use of the site, and expressed concern about development potentially encroaching upon the existing Volkswagen proving grounds.</p> <p>Commissioner Robertson: Clarified and confirmed with Derek Scheerer that the PAD request will allow the lot size changes without a separate variance.</p> <p>Chair Huggins: Inquired on the timeframes between the different phases of the project. Derek Scheerer: Addressed the question by describing the phasing. Derek Scheerer further explained the methodology of the traffic impact analysis for explanation purposes at Chair Huggins' request.</p> <p>Commissioner Robertson: Had an additional question, and asked what the developer's justification was on asking for a smaller lot size in the PAD. Derek Scheerer: Explained that the increased amenity package for the PAD compensated for the smaller lots and the density requirements were met.</p> <p>A motion was made by Commissioner Yocum, seconded by Commissioner Frank, that this Planned Area Development request be Approved. The motion carried by a unanimous vote.</p>
<p>Agenda Item 5.2:</p>	<p>5.2 DISCUSSION AND ACTION</p> <p>PUBLIC HEARING: A request Pew & Lake, PLC, on behalf of PHX Surf, LLC, requesting review and approval to create the PHX Surf Planned Area Development (PAD), including the creation of the development land use plan, permitted uses, and development standards for PHX Surf, a proposed surf and water park, on-site hospitality, retail, restaurant and outdoor entertainment center. The property is generally located at the southwest corner of Smith Enke Road (State Route 238) and North Loma Road. Discussion and Action.</p> <p>Byron Easton, Senior Planner, presented.</p> <p>Public Hearing opened at 6:39p.m.</p> <p>Speaker 1: Sue Van Gosen, 41452 W. Lucera Ln. Expressed concern on how the City will handle the traffic generated by a proposed surf and water park. She also asked whether or not the applicant will be able to provide sufficient parking for the development.</p> <p>Speaker 2: Dan Pelorin, address unknown. Expressed that he owns property south of the project's subject site and was an attendee at a prior meeting on this item. He expressed concern on the water usage of the site, and how the water will be sourced.</p> <p>Speaker 3: Tina Dugen, 42097 W. Arvada Ct. Expressed concern on traffic on SR-238 and about the proposed concert venue on the site. She expressed concern that as a residential development is planned to the south of the site, noise generated by the site may be an issue for future residents.</p> <p>Public Hearing closed at 6:43p.m.</p> <p>Chair Huggins requested that the representative from Global Water, who was present, to give a presentation on behalf of Global Water. Reese Anderson, an attorney from Pew & Lake (the applicant), introduced the team present. Jared Linderking from Global Water then presented on behalf of the company. He explained the water supply available in the area, and the methodology used when issuing certificates of water assurance and measuring water availability in the present and future for the proposed project.</p> <p>Chair Huggins: Asked what will happen if the State of Arizona lowers our water allotment. Global Water: Stated that they are very engaged with the State and the Department of Water Resources and the Pinal Active Management Area. Stated that their designation is not completely set in stone but secure. Further explanation followed. Chair Huggins: Asked what would happen if the City's population were to increase significantly. Global Water: Stated that although they are using 1/3 of our water supply today and can double or triple in population and be able to provide sufficient water, Global Water is always planning ahead. Further explanation on future plans was provided. Chair Huggins: Asked whether there will be enough water to fulfill the demand if the City's population of 60,000 people tripled. Global Water: Yes.</p>

Further explanation briefly followed.

Commissioner Leffall: Asked if there is going to be adequate parking.

Reese Anderson, Pew & Lake: **Responded to address any traffic concerns, they will have to conduct additional build out of Loma Rd. on the east side, and additional right-of way will be provided on SR-238 on the north as well as completion of half-street improvements during the first phase. On Green Road, an overpass will be planned to go over the tracks. To address parking concerns, they have conversed with staff and determined that indeed enough parking is provided when all of the proposed site activities are full. This will be further reviewed during the Development Review Permit process.**

Commissioner Sharp: Stated that only 23 property owners were identified within the required mailing radius. Asked if he was reading that correctly.

Byron Easton: **Responded that this number is correct. Staff reviews the mailing radius in order to verify all required property owners are notified.**

Commissioner Sharp: Stated that of the 23 property owners, 9 were the City of Maricopa, which leaves only 14 other property owners. This may be a reason why not much feedback was received by staff.

Byron Easton: **Stated that when the applicant goes through the Development Review Permit process, additional notification will be required. Staff can ask the applicant to increase the notification radius, and any future residents of the FLATZ520 development may be included as well. The applicant has met the City's requirements for mailing notification at this time, and has also advertised in the newspaper and held neighborhood meeting.**

Commissioner Yocum: Stated that this will take a large amount of water to fill the wave pools. Asked, once filled, how much water do we expect to lose due to normal spill during use and evaporation?

Global Water: **The representative stated that they do not have those numbers with them at the moment, but evaporation is addressed with technology continuously.**

Commissioner Yocum: Asked, how much water will be required for 70+ acres for mixed density housing as compared to this proposal?

Global Water: **Stated that homes would require a little less water at about 100 acre-feet, this project would require a little more at 149 acre-feet. Another good comparison would be agriculture which uses over four (4) times as much as homes, at over double the acre-feet for this project. This project would require much less water than agriculture and a little more than the standard subdivision.**

Further explanation briefly followed.

Commissioner Yocum: Stated that he is concerned about the traffic situation. The City will need to watch the details closely, as well as floodplain and noise issues.

Commissioner Frank: Stated that traffic is also his biggest concern as well. Asked, what happens if the Green Road project does not come into fruition? What will happen to SR-238 to accommodate that traffic load?

Byron Easton: **Stated that the City is taking over SR-238 from ADOT, and the City will have the ability to react to any situations that will need to be addressed in a much more expedited manner.**

Commissioner Frank: Asked, there is another PAD located on the other side of SR-238, is that correct?

Byron Easton: **Responded that yes, there is one to the west. Moonlight Ridge is the PAD to the west.**

Commissioner Frank: Asked if there will be enough right-of-way to be dedicated or set aside to improve SR-238 to what is will need to be?

Eduardo Raudales: **Stated that for SR-238, the City has taken it over from ADOT. The City is also collecting cash-in-lieu from developers as no single developer can conduct this improvement project. The City does not own the land north of the 238 between Green Road and the 347. The City has started the studies for the loop road required by GRIC to built on their land.**

Commissioner Robertson: Had questions on water which were addressed by the presentation by Global Water. Expressed a comment that it is refreshing to hear that the annualized water use of this proposal would not be much more than if this were a proposed housing development. Stated that this is important to understand as we hear about shortages and water allocation cuts. Aquifer depletion is a concern of his that will need to be

	<p>addressed.</p> <p>Chair Huggins: Asked what type of plans does the City have when SR-238 gets shut down. Eduardo Raudales: Stated that the designs will include improvements that will allow for SR-238 to not be shut down within City limits. Further explanation and discussion followed.</p> <p>Richard Williams, Planning and Zoning Manager: Stated that a few moments ago, the Commission mentioned potentially conducting an email blast for increased notification. Williams stated that the City is not able to do this, but staff can expand the notification radius. Further discussion followed.</p> <p>A motion was made by Commissioner Irving, seconded by Commissioner Yocum, that this Planned Area Development request be Approved. The motion carried by a unanimous vote.</p>
<p>Agenda Item 5.3:</p>	<p>5.3 DISCUSSION AND ACTION</p> <p>PUBLIC HEARING: A request by David Bohn of BFH Group requesting review and approval of Site Plan, Landscape, Photometric and Elevation plans for a proposed 318 townhome style unit, multi-story, multi-family development on approximately 16.10 acres located at the southeast corner of Stonegate Road and Alan Stephens Parkway, which is north of the Maricopa-Casa Grande Highway in the City of Maricopa. Discussion and Action.</p> <p>Byron Easton, Senior Planner, presented.</p> <p>Two speaker cards were submitted to staff. One of the cards were for comment to be added into the public record.</p> <p>Speaker 1: Sue Van Gosen, 41452 W. Lucera Ln. Expressed concern on the lighting provided, and potential spillover of lighting onto nearby single-family residences. The speaker also expressed that the motor vehicle turning radius for the interior of the site may be too tight. They also expressed concern on guest parking and the need for potential improvements for Maricopa-Casa Grande Highway.</p> <p>Speaker 2: Robert Klob, address unknown. Submitted a set of comments that were previously given to staff about the project proposal. He included additional comments, as well as comments that were not yet addressed. The speaker stated that the elevations were improved from the previous submittal and presentation to the Commission. He expressed that the site plan needs further improvement and the lack of guest parking was an issue, as well as narrow drive aisles and lack of substantial landscaping on the site. He followed by proposing stipulations that at least 20 feet should be present between each building and that there should be adequate parking for guests throughout the property. He additionally requested that the guest clubhouse building elevations should be included and that the plan package be completed. He requested the item be continued to give the applicant additional time to get those items together.</p> <p>The applicant, Brendan Rhea on behalf of David Bohn, replied to the public comments. He stated that the City's criteria is met by the proposal in terms of design, transportation, and engineering. Further discussion followed.</p> <p>Commissioner Yocum: Presented a question on the unit count in the staff report and a potential discrepancy.</p> <p>Byron Easton: Responded that there are 293 units currently proposed. The applicant is also exceeding guest parking requirements in the current site plan. Further discussion followed.</p> <p>Commissioner Yocum: Had no further comments.</p> <p>Commissioner Irving: Stated that his concern is that residents will take Maricopa-Casa</p>

Grande Highway and then the 347 in order to get to the valley.
 Byron Easton: **Stated that staff was directed to try to keep traffic off of Alan Stephens Parkway as much as possible, which is why they restricted access on Alan Stephens. Now that the City will have control over 347, the City will be able to react to any needs that will arise.**

Further discussion followed.

Commissioner Frank: Stated that he is confused on how the garage and driveway set up works on the site.

Applicant: **Stated that there is another elevation in the provided packet, on page 7/9 of Exhibit E, containing the buildings in question.**

Further discussion followed.

Commissioner Frank: Stated that guest parking location is an issue. Stated that the site will need parking bumpers of a wider sidewalk to prevent vehicle overhang.

Commissioner Robertson: Thanked speaker Klob for the comments. Expressed concern about the emergency exits along both frontage roads, and that one of the exits may lead to a separate property.

Applicant: **Stated that the property owners are granting us the needed easements for the emergency access.**

Commissioner Sharpe: Shared Commissioner Robertson's thanks for Mr. Klob's analysis. Stated that the linear nature and lack of creativity in the site plan design were a part of his concerns. Additionally, he stated that he has not seen elevations for the clubhouse.

Applicant: **Stated that the clubhouse is one (1) story in height and the architecture is going to be consistent with the rest of the development.**

Byron Easton: **Stated that he can look into the clubhouse elevations and send that out to the commissioners first thing in the morning. Apologized for the mistake.**

Further discussion followed.

Commissioner Leffall: Asked if will there be awnings on each unit's windows or just at the top of the buildings for the units facing westward?

Applicant: **Stated that yes, there are awnings present and they will be happy to add more awnings if need be.**

Chair Huggins: Stated that guest parking is an issue in other townhome-style developments. Asked where will residents park to unload groceries, or visitors when unloading guests and other items?

Applicant: **Stated that with respect to the guest parking, there are two car garages for residents, and people will likely resort to parking on the side of the drive aisle to unload. The management companies will likely have to monitor.**

Further discussion followed.

Richard Williams: **Stated that City reviewers for the fire department have reviewed and determined that the site is in compliance with turning radiuses.**

Further discussion followed.

Chair Huggins: Stated that potential stipulations of approval could be that the clubhouse match the aesthetics of surrounding development, more guest parking is provided on north side of the site, at least two additional points of pedestrian access to be provided, and more awnings on the building elevations. These would be four total stipulations.

Commissioner Robertson: Stated that he would like to make a motion to continue this in order to allow for the applicant to work with staff in order to assemble the requested items.

Further discussion followed.

A motion was made by Commissioner Robertson, seconded by Commissioner Sharpe, that this Development Review Permit request be Continued to a later date. The motion carried by a unanimous vote.

Agenda Item 5-4:

**5-4
 DISCUSSION AND ACTION**

A request for approval of a Major Development Review Permit for a proposed 33,000+ square-foot church campus on approximately 10.3 acres. The subject site is generally located on the southeast corner of W. Honeycutt Rd. and N. Porter Rd. Discussion and Action.

Derek Sheerer, Planner II, presented.

	<p>Commissioner Sharpe: Stated that he believes it is a great project and has no comment at the time.</p> <p>Commissioner Leffall: Agreed with Commissioner Sharpe and has no additional comments.</p> <p>Commissioner Yocum: No comments.</p> <p>Commissioner Irving: Stated that the access off of W. Honeycutt Rd. is connected to an existing driveway, and that the access off of Whisker Rd. is connected to Sequoia Pathway Academy. Discussed access issues that could potentially arise.</p> <p>Derek Scheerer: Stated that the entrance on Porter will be a right-in-right out, and that Whisker Rd will be improved. Scheerer stated that the entrances off of Whisker Rd. are intended for “back of house” use.</p> <p>Further discussion followed regarding site access and potential issues.</p> <p>Derek Scheerer: Clarified that the church and the adjacent schools operate on different times that will likely not conflict with one another.</p> <p>Further discussion followed.</p> <p>Chair Huggins: Stated that CCV is a “mega-church” and that the facility will be used at all hours throughout the week for other purposes aside from the typical Sunday service. The applicant: Stated that the church has services Sunday morning, and will add a third service on Saturday evening. Stated that the church strives to provide improved sports programs that sometimes may slightly conflict on Friday nights.</p> <p>Commissioner Frank: No questions or comments.</p> <p>Commissioner Robertson: No questions or comments.</p> <p>Chair Huggins: Asked what barrier will be present between the existing football field to the south and the proposed CCV facility.</p> <p>Derek Scheerer: Explained the perimeter wall that will be provided and stated that no pedestrian access will be provided from the field to the church parking lot.</p> <p>Further discussion followed regarding cross-parking with the school.</p> <p>Chair Huggins: Stated that the access point(s) off of Honeycutt will be the “main” point of access for the site. Asked what the City’s road design will be in terms of increased traffic and potential signalization.</p> <p>Richard Williams: Stated that there are various access points for this site, compared to other similar CCV sites in other municipalities. Traffic control plans will be required by the church should the need arise in the future.</p> <p>Further discussion followed.</p> <p>Derek Scheerer: Stated that the City does not anticipate a signalized intersection on W. Honeycutt Rd. and N. Whisker Rd.</p> <p>Further discussion followed.</p> <p>Chair Huggins stated that she was in favor of the project and expressed that traffic is a problem that needs to be addressed before it becomes an issue.</p> <p>Commissioner Irving: Stated that the requirements are being met by the applicant for the site.</p> <p>A motion was made by Commissioner Yocum, seconded by Commissioner Robertson, that this Development Review Permit request be Approved. The motion carried by a unanimous vote.</p>
<p>Agenda Item 6.0: <u>Report from Commission and/or Staff</u></p>	<p>Richard Williams: Stated that Britney Orian will be leaving her current position for another position with the City, and will be her last Commission meeting. Wanted to thank Britney for her service during her time with the Division. Stated that next Commission meeting will be October 24th, 2022.</p>

Agenda Item 7.0: <u>Executive Session</u>	No executive session was conducted.
Agenda Item 8.0: <u>Adjournment</u>	Commissioner Irving motioned to adjourn, seconded by Commissioner Frank. Meeting adjourned at 9:02p.m.

I hereby certify to the best of my knowledge, that the foregoing Actions are a true and correct copy of the Actions of the regular meeting of the Planning and Zoning Commission held on the 26th of September 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 11th day of October, 2022